



📍 2 Waterside, Castle Combe, Wiltshire, SN14 7HX

🏠 Guide Price £625,000

A stunning Grade II Listed Period 3 Bedroom Cottage overlooking the picturesque waterside of Castle Combe's most photographed and iconic setting. boasting a wealth of character and charm throughout.

- Grade II Listed Period Cottage In Stunning Location
- Highly Sought-after Position within the Cotswolds
- Newly Fully Fitted Kitchen Breakfast Room
- Wealth Of Character & Charm Throughout
- Stunning Dining Room Over Looking Rear Garden
- Picturesque and Quintessential Setting
- Reception Room with Fireplace with Wood Burning Stove
- Mature, Beautifully Presented Rear Private Garden
- Garage In Block Nearby
- No Onward Chain

🏡 Freehold

🏠 EPC Rating



A stunning Grade II Listed Period 3 Bedroom Cottage overlooking the picturesque waterside of Castle Combe's most photographed and iconic setting. This unspoilt village is the epitome of the Cotswolds attracting tourists and movie-makers alike. The cottage has been beautifully looked after and maintained by the existing owners being Grade II listed, the cottage boasts a fine display of period features throughout. Steeped in history, the accommodation dates as far back as far as 1468. The accommodation comprises a beautiful living room with a feature open fireplace with a wood-burning stove that leads via an archway into the recently fitted contemporary kitchen breakfast room. The real wow factor is the separate dining room that has had a lot of work carried out to maximise the view of the rear garden with a feature atrium skylight and french doors onto the cottage gardens. On the first floor, there is a single bedroom and two double bedrooms plus the family bathroom. The cottage has the excellent rare advantage of a garage located just a short 1 minute walk from the property which can provide private parking for a small car. The cottage is completed by a delightful garden located at the rear. A courtyard terrace leads to a good-sized private garden bound by stone walling with mature apple and pear trees. In short the perfect example of a beautiful English country cottage in one of the most famous villages in England. The property is brought to the market with No Onward Chain

Situation

The very pretty South Cotswolds village of Castle Combe is a world-famous tourist destination and quaint village famed for its traditional and unspoilt Cotswold cottages and streets. The village is a regular location for the film industry with movies including 'War Horse' and 'Dr Dolittle'. A short walk from the property there is the Manor House Hotel with its Michelin star Bybrook restaurant and the golf club which has a Peter Alliss designed 18 hole course, regarded as one of the top 100 in the UK. At the heart of the village is the 14th Century Market Cross, a small hotel and a public house. The nearby racetrack is also a popular attraction. There is an excellent road link to the M4 (Junction 17 being only 5 miles away) and Bristol and Bath. Fast trains from Chippenham can reach Paddington, London in 75 minutes.

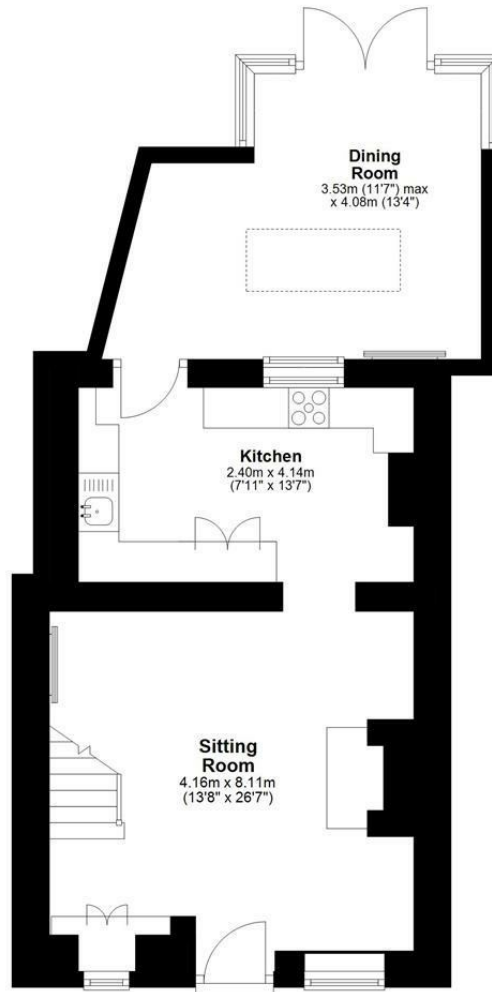
Extra Information

The cottage is freehold with electric heating, mains drainage, water and electricity. The property is Grade II Listed and located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E



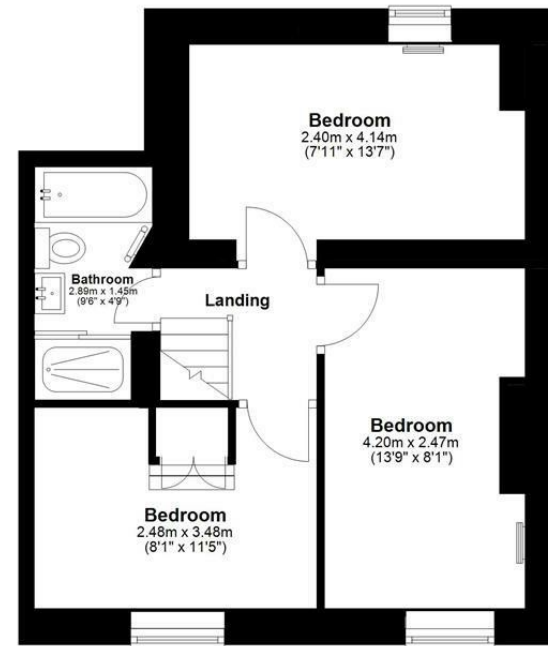
Ground Floor

Approx. 67.1 sq. metres (721.7 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 106.4 sq. metres (1145.0 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.